





Location

This quiet residential street is ideally situated for families, professionals, and retirees alike, thanks to its proximity to a variety of essential amenities and excellent schools. The area boasts several highly regarded primary and secondary schools, including Heysham High School and St Peter's Church of England Primary, making it a great location for those with children. For everyday needs, there are numerous local shops, supermarkets, and independent businesses nearby, with the bustling centre of Morecambe just a short drive away. Public transport links are excellent, offering easy access to Lancaster and beyond, with roads leading to the M6 motorway making commuting further afield a breeze.

You are perfectly placed for enjoying the natural beauty of the Lancashire coast. The stunning Heysham Headland, with its dramatic cliffs and historic ruins, offers breathtaking views over Morecambe Bay and is just a short walk away. The nearby promenade and sandy beaches provide plenty of opportunities for outdoor activities, from dog walking to cycling and birdwatching. The iconic promenade is at the end of the road, with a plethora of shops, eateries and attractions meaning you'll never be stuck for things to do or places to see.

Let's Look Inside

A well-proportioned three bedroom semi-detached home boasting two reception rooms, two modern bathrooms and a new roof. There's plenty of space to tailor to your lifestyle, with potential to create a downstairs bedroom for multi-generational living and create off-road parking to the front.

The perfect house for gathering friends and family, two inviting reception rooms offer comfortable seating and dining spaces for entertaining and relaxing. A practical kitchen offers space for food preparation and storage with a modern three piece bathroom to the rear. There's scope for reconfiguration with some neighbours opening up the kitchen diner or removing the dividing wall to create a large open plan reception room. There is also potential to make the most of the existing plumbing in the rear bathroom and creating a utility space too.

Upstairs two spacious double bedrooms and a third small double bedroom are serviced by the recently updated family bathroom with a fresh, new WC beside. Due to the age of the property, the bedrooms feature high ceiling, accentuating the sense of space and light to create welcoming sleeping spaces. An attic space above the home is accessed by a hatch in the ceiling of the WC, offering space for large items and long term storage.

Step Outside

The property has small, low maintenance front and rear gardens, providing outdoor seating space to soak up the sun, with space at the side of the house for a storage shed for outdoor equipment and toys. The current owners have plans to remove the front wall and drop the kerb to create a driveway for off-road parking at the front. The property's new roof gives good kerb appeal from the front and peace of mind that the house will be secure and watertight for years to come, allowing you to focus on adding your mark and settling into your exciting new home.

Additional Information

Freehold. Council Tax Band A.

Room Sizes

Hallway

16'9" x 5'10" (5.11 x 1.80)

Reception 1

13'11" x 12'10" (4.25 x 3.93)

Reception 2

12'4" x 11'11" (3.77 x 3.65)

Kitchen

8'9" x 8'0" (2.68 x 2.44)

Bathroom (Ground Floor)

8'3" x 8'0" (2.53 x 2.46)

Bathroom (Top Floor)

7'10" x 6'3" (2.40 x 1.91)

WC

4'9" x 2'9" (1.45 x 0.84)

Bedroom 1

12'10" x 12'1" (3.93 x 3.69)

Bedroom 2

12'4" x 12'1" (3.78 x 3.69)

Bedroom 3

8'0" x 7'7" (2.44 x 2.32)







Energy Efficiency Rating		
	Current	Possible
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	70	76

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